164.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,900 / 678,900
					USE VALUE:	678,900 / 678,900
					ASSESSED:	678,900 / 678,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BURTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIERNEY THOMAS E ETAL/ TRS
Owner 2:	TIERNEY FAMILY IRREVOCABLE
Owner 3:	INCOME-ONLY JOINT TRUST
Street 1:	15 BURTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TIERNEY THOMAS E -
Owner 2:	TIERNEY MAUREEN A -
Street 1:	15 BURTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,575 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 1821 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4575.000	288,800		390,100	678,900
Total Card	0.105	288,800		390,100	678,900
Total Parcel	0.105	288,800		390,100	678,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.73 | /Parcel: 372.7

Legal Description

User Acct 108948

GIS Ref

GIS Ref

Insp Date 07/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 164.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,000	0	4,575.	390,100	679,100	679,100	Year End Roll	12/18/2019
2019	101	FV	239,700	0	4,575.	390,100	629,800	629,800	Year End Roll	1/3/2019
2018	101	FV	239,600	0	4,575.	261,900	501,500	501,500	Year End Roll	12/20/2017
2017	101	FV	239,600	0	4,575.	250,800	490,400	490,400	Year End Roll	1/3/2017
2016	101	FV	239,600	0	4,575.	228,500	468,100	468,100	Year End	1/4/2016
2015	101	FV	226,000	0	4,575.	183,900	409,900	409,900	Year End Roll	12/11/2014
2014	101	FV	226,000	0	4,575.	164,400	390,400	390,400	Year End Roll	12/16/2013
2013	101	FV	226,000	0	4,575.	156,000	382,000	382,000		12/13/2012

!12738!

PRINT

Date	Time
12/11/20	02:47:43

LAST REV

Date	Time
02/06/19	15:01:34
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12738

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIERNEY THOMAS	72110-209	1	1/10/2019	Convenience	1	No	No		
TIERNEY THOMAS	27736-39		10/2/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2008	270	Siding	22,906	C		G9	GR FY09	replace 6 windows
4/11/1996	111		2,000	C				REMODEL BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	MEAS&NOTICE	CC	Chris C
5/13/2009	Measured	197	PATRIOT
12/7/1999	Meas/Inspect	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	108948
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4575		Sq. Ft.	Site		0	70.	1.22	11									390,074						390,100	

Total AC/HA: 0.10503 | Total SF/SM: 4575 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 390,074 | Spl Credit | Total: 390,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	171.565
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354750
Depreciation:	65984
Depreciated Total:	288767

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

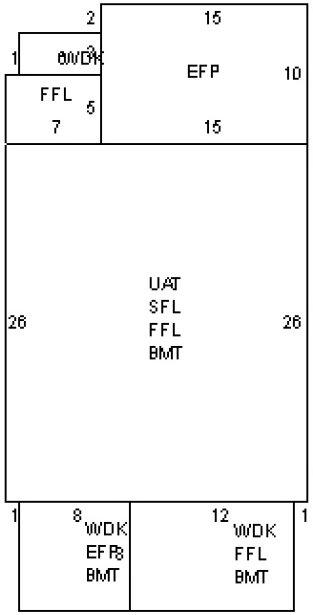
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.56
Special Features:	0	Val/Su Net:	113.61
Final Total:	288800	Val/Su SzAd	226.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	732	71.540	52,369
FFL	First Floor	703	171.560	120,610
SFL	Second Floor	572	171.560	98,135
EFP	Enclos Porch	214	39.050	8,357
WDK	Deck	178	11.360	2,022
UAT	Upper Attic	143	89.210	12,758

Net Sketched Area:	2,542			Total:	294,251
Size Ad	1275	Gross Are	2971	FinArea	1821

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		
UAT	100	FLA	75	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: